

CALLAHAN, CALWELL & LAUDEMAN

Solicitors

210 E. Redwood Street
Baltimore, Md. 21202

301-539-6841

SUBSTITUTE TRUSTEES'

SALE OF

VALUABLE FEE SIMPLE

DWELLING PROPERTY

**144 E-2 Firetower Road, Shel-Mar Heights
Subdivision, Urbana District, Off Md.
Rt. 355, Frederick County, Md.**

Under and by virtue of the power and authority contained in a Deed of Trust from John J. Placer and Frances D. Placer, his wife, to Francis E. Dimond and William K. Albright, Trustees, dated November 17, 1977, and recorded among the Land Records of Frederick County in Liber CCK No. 1035 folio 1017, default having occurred thereunder, and at the request of the party secured thereby, the undersigned, Substitute Trustees, will sell at public auction at the Frederick County Court House Door, Frederick, Md. on

WEDNESDAY, AUGUST 20, 1980

At 11:30 O'clock A.M.

all that fee simple property and the improvements thereon, situate in Frederick County and described as follows:

Lot numbered Five (5) Section 2, Shel-Mar Heights, as per plat thereof duly recorded among the Land Records of Frederick County, Maryland, in Plat Book 4, at Plat 56.

Together with all the buildings thereon, and all the rights, alloys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining.

Subject to covenants, conditions, restrictions, etc., and utility agreements of record, if any, affecting the property.

The improvements consist of a detached, one story, brick and frame dwelling.

TERMS OF SALE: A cash, certified or cashier's check deposit of \$3,000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of eight percent per annum from date of sale to date of settlement. The purchaser will be required to complete settlement of the purchase within five days of the ratification of the sale by the Court otherwise the property will be resold at the risk and expense of the purchaser. Taxes, public charges and assessments, ground rent and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

ROBERT F. VAVRINA

DAVE W. POVTAK

Substitute Trustees

Austin Bohn, Auctioneer
301-775-7607